

Prepared by and return to:
Robert S. Burns, Attorney
Tennessee Valley Authority
1101 Market Street, Edney Building 4A
Chattanooga, Tennessee 37402-2801
(423) 751-8185

JUN 18 8 34 AM '98 , -

TVA Tract No. FRM-253

BK. 335 PG 59
W.E. DAVIS CH. CLK.

**GRANT OF ADDITIONAL EASEMENT RIGHTS WITHIN
AN EXISTING EASEMENT AND RIGHT-OF-WAY**

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FIFTY AND NO/100 DOLLARS (\$650.00), cash in hand paid, receipt whereof is hereby acknowledged, we, the undersigned,

RAYMOND MARK BECHEL and wife, SANDRA D. BECHEL

have this day bargained and sold, and by these presents do hereby grant, bargain, sell, transfer, and convey unto the UNITED STATES OF AMERICA a permanent easement and right-of-way for the following purposes, namely: the perpetual right to enter and to erect, maintain, repair, rebuild, operate, and patrol one line of poles or transmission line structures with sufficient wires and cables for two electric power circuits and communication circuits, including the existing Entergy Mississippi, Inc., circuits, and all necessary appurtenances, in, on, over, and across said right-of-way, together with the right to clear said right-of-way and keep the same clear of brush, trees, buildings, and fire hazards, the right after the date of execution of this agreement to destroy or otherwise dispose of trees and brush within said right-of-way, and to remove danger trees, if any, located beyond the limits of said right of way (danger trees being any trees located beyond the limits of said right-of-way which in falling could come within 5 feet of any transmission line structure or conductor), all over, upon, across, and under the land described in "Exhibit A," attached hereto and incorporated herein by reference.

Said easement rights are conveyed subject to an easement and right-of-way owned by Entergy Mississippi, Inc. (formerly known as Mississippi Power & Light Company) with respect to all of said right-of-way and danger trees, by virtue of a warranty deed from Northcentral Mississippi Electric Power Association to Mississippi Power & Light Company dated December 30, 1960, recorded at Deed Book 49, page 11, a grant from J. L. Crockett et ux., to Northcentral Mississippi Electric Power Association dated October 16, 1950, recorded in Deed Book 37, page 390, both in the office of the Chancery Court Clerk of DeSoto County, Mississippi, and Grantee's right under an agreement with Entergy Mississippi, Inc., dated March 1, 1998.

Tract FRM-253 is a part of the property acquired by Raymond Mark Bechel and wife, Sandra D. Bechel, by deed of record in Deed Book 271, Page 529, in the office of the Chancery Court Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the said easement and right-of-way to the UNITED STATES OF AMERICA and its assigns forever.

We covenant with the said UNITED STATES OF AMERICA that we are lawfully seized and possessed of said real estate, have a good and lawful right to convey the easement rights hereinabove described, that said property is free of all encumbrances, except existing easement rights, and that we will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

We agree that the payment of the purchase price above stated is accepted by us as full compensation for all damage caused by the exercise of any of the rights above described; except that the UNITED STATES OF AMERICA shall remain liable for any damage to growing crops and any direct physical damage caused to the property of the undersigned by its construction forces or by the construction forces of its agents and employees in the erection and maintenance of or in exercising a right of ingress and egress to said line.

We, for ourselves, our heirs, personal representatives, successors, and assigns, covenant with the UNITED STATES OF AMERICA that no buildings or fire hazards will be erected or maintained within the limits of the right-of-way, and agree that this shall be a real covenant which shall attach to and run with the land affected by the easement rights and shall be binding upon everyone who may hereafter come into ownership of said land, whether by purchase, devise, descent, or succession.

Wherever the context requires, the plural number as used herein shall be read as singular.

IN WITNESS WHEREOF, we have hereunto subscribed our names this 17th day of JUNE, 1998.

Charles E. Shirey
SUBSCRIBING WITNESS

Raymond Mark Bechel
RAYMOND MARK BECHEL

Sandra D. Bechel
SANDRA D. BECHEL

STATE OF MISSISSIPPI)
) SS
COUNTY OF DESOTO)

Personally appeared before me W.E. Davis, the Chancery Court Clerk in and for said county and state, CHARLES E. SHIREY, the subscribing witness to the foregoing instrument, who, being first duly sworn, deposeth and saith that he saw the above named RAYMOND MARK BECHEL and SANDRA D. BECHEL, whose names are subscribed thereto/sign and deliver the same to the UNITED STATES OF AMERICA; and that he, this affiant, subscribed his name as a witness thereto in the presence of the said RAYMOND MARK BECHEL and SANDRA D. BECHEL.

WITNESS my hand and official seal of office in the state and county aforesaid, this the 18th day of JUNE, 1998.

W.E. Davis Chancery Clerk
Chancery Court Clerk

MY COMMISSION EXPIRES
JAN. 31, 2000

EASEMENT OWNER: United States of America
Tennessee Valley Authority
1101 Market Street, EB 4A
Chattanooga, Tennessee 37402-2801
Telephone: 423-751-3542

[Tax Exempt - Miss. Code
§27-37-301]

PROPERTY OWNER: Raymond Mark Bechel et ux.
8996 Jones Road
Olive Branch, Mississippi 38654
Telephone Number: (601) 893-2462

(See D.B. 271, page 529)

INDEXING INFORMATION: NE 1/4 of the NE 1/4, Section 21, T2S, R6W

EXHIBIT A

FREEPORT - MILLER

Raymond Mark Bechel et ux

A permanent easement for transmission line purposes on, over, and across a parcel of land located in Section 16, Township 2 South, Range 6 West of DeSoto County, State of Mississippi, as shown on sheet 10 of US-TVA drawing LW-8034, Revision 1, the said parcel being more particularly described as follows:

Commencing at the northwest corner of Section 21, Township 2 South, Range 6 West and the northeast corner of Section 20, Township 2 South, Range 6 West; thence S. $0^{\circ} 38' 25''$ E., 243 feet along the west line of Section 21 and the east line of Section 20 to a point, said point being in the centerline of the said location at survey station 1033 + 18.00; thence leaving said point and with the centerline of the said location N. $87^{\circ} 15' 00''$ E., 5016.62 feet to a point, said point being on the centerline of the said location at survey station 1083 + 34.62, said point being opposite a property corner common to the lands of Raymond Mark Bechel et ux and Steven Bradley Sullivan et ux, said property line being the south line of Section 16 and the north line of Section 21; thence leaving said point and N. $2^{\circ} 45' 00''$ W., 23.94 feet to a point, said point being said property corner, said corner being 23.94 feet left of survey station 1083 + 34.62, said point being the point of beginning.

Thence from the point of beginning and with the west property line of the land of Raymond Mark Bechel et ux and the east property line of Steven Bradley Sullivan et ux N. $0^{\circ} 15' 04''$ W., 13.57 feet to a point, said point being in the north right-of-way line of the said location; thence leaving said point and with said right-of-way line N. $87^{\circ} 15' 00''$ E., 75.93 feet to a point; thence continuing with said right-of-way line N. $86^{\circ} 34' 42''$ E., 103.76 feet to a point, said point being in the east property line of the land of Raymond Mark Bechel et ux and in the west right-of-way line of the land of the State of Mississippi (Hwy. 305); thence leaving said point and with said property line and right-of-way line S. $0^{\circ} 15' 04''$ E., 27.04 feet to a point, said point being a property corner common to the lands of Raymond Mark Bechel et ux and Desoto County, Mississippi (Jones Rd.), said point being in the west right-of-way line of the land of the State of Mississippi (Hwy. 305) said corner being 10.50 feet left of survey station 1146 + 97.58; thence leaving said point and with the south property line of the land of Steven Bradley Sullivan et ux and the north right-of-way line of the lands of Desoto County, Mississippi (Jones Rd.) S. $89^{\circ} 44' 56''$ W., 259.33 feet to the point of beginning and containing 0.1 acres, more or less.

The parcel of land described above is lying entirely within the existing Nesbit - Miller - Slayden Transmission Line location as shown on sheets 4 and 5 of US-TVA drawing LW-3746.

The above described parcel of land is lying entirely in the southeast 1/4 of the southeast 1/4 of Section 16, Township 2 South, Range 6 West.